

ST. VRAIN SANITATION DISTRICT PLANT NO. 2 ANNEXATION  
PETITION FOR ANNEXATION TO THE TOWN OF FREDERICK

DATE:

TO: THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO.

I, Rob Fleck, St. Vrain Sanitation District Engineering/ Project Manager , representative of the undersigned landowner, in accordance with Colorado law, hereby petition the Town of Frederick and its Board of Trustees for annexation to the Town of Frederick of the following described unincorporated territory located in the County of Weld and State of Colorado, to-wit:

A PORTION OF THE SOUTHWEST QUARTER THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER AS BEARING NORTH 00°16'17" EAST BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;  
THENCE NORTH 00°16'17" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,639.52 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER;  
THENCE NORTH 00°18'36" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 98.98 FEET;  
THENCE DEPARTING SAID WEST LINE, SOUTH 60°22'26" EAST, A DISTANCE OF 224.89 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH 60°22'26" EAST, A DISTANCE OF 84.33 FEET;  
THENCE SOUTH 00°17'38" WEST, A DISTANCE OF 608.99 FEET;  
THENCE NORTH 60°22'11" WEST, A DISTANCE OF 84.33 FEET;  
THENCE NORTH 00°17'37" EAST, A DISTANCE OF 608.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 44,770.77 SQUARE FEET OR 1.0278 ACRES, MORE OR LESS.

As part of this petition, your petitioner further states to the Board of Trustees of Frederick, Colorado, that:

1. It is desirable and necessary that the territory described above be annexed to the Town of Frederick.
2. The requirements of C.R.S. sections 31-12-104 and 31-12-105, as amended, exist or have been met in that:
  - a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the Town of Frederick or will be contiguous with the Town of Frederick within such time as required by 31-12-104.
  - b. A community of interest exists between the area proposed to be annexed and the Town of Frederick.
  - c. The area proposed to be annexed is urban or will be urbanized in the near future.
  - d. The area proposed to be annexed is integrated with or is capable of being integrated with the Town of Frederick.

e. No land within the boundary of the territory proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road or other public way.

f. No land within the boundary of the area proposed to be annexed which is held in identical ownership, comprises twenty acres or more, and which, together with the buildings and improvements situated thereon has an assessed value in excess of two hundred thousand dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.

g. No annexation proceedings have been commenced for any portion of the territory proposed to be annexed for the annexation of such territory to another municipality.

h. The annexation of the territory proposed to be annexed will not result in the detachment of area from any school district.

i. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the Town of Frederick more than three miles in any direction from any point of the boundary of the Town of Frederick in any one year.

j. Prior to completion of the annexation of the territory proposed to be annexed, the Town of Frederick will have in place a plan for that area, which generally describes the proposed: Location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the Town of Frederick; and the proposed land uses for the area; such plan to be updated at least once annually.

k. In establishing the boundary of the territory proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the territory to be annexed. The Town of Frederick will not deny reasonable access to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed to the Town of Frederick but is not bounded on both sides by the Town of Frederick.

3. The owners of more than fifty percent of the area proposed to be annexed, exclusive of dedicated streets and alleys, have signed this petition and hereby petition for annexation of such territory.

4. Accompanying this petition are four copies of an annexation map containing the following information:

a. A written legal description of the boundaries of the area proposed to be annexed;

b. A map showing the boundary of the area proposed to be annexed, said map prepared and containing the seal of a registered engineer;

c. Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks;

d. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the Town of Frederick and the contiguous boundary of any other municipality

abutting the area proposed to be annexed, and a showing of the dimensions of such contiguous boundaries.

5. Upon the Annexation Ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, rules and regulations of the Town of Frederick, except for general property taxes of the Town of Frederick which shall become effective as the January 1 next ensuing.

6. The zoning classification requested for the area proposed to be annexed is commercial.

WHEREFORE, the following petitioner respectfully requests that the Town of Frederick, acting through its Board of Trustees, approve the annexation of the area proposed to be annexed. By this acknowledgment, the undersigned hereby certify that the above information is complete and true.

*(If the applicant is not the owner(s) of the subject property, the owner(s), mortgage and/or lienholder shall also sign the Application)*

Owner Representative: *Rob Fleck* Date: June 17 2009

Owner Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

(attach additional signatures as necessary)

STATE OF COLORADO )  
COUNTY OF Weld ) SS.

The foregoing instrument was acknowledged before me this 17 day of JUNE, 2009 by

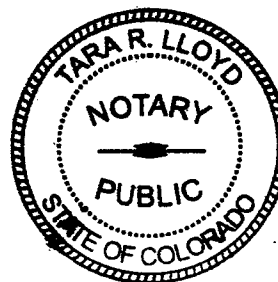
*Rob Fleck*

**My Commission Expires  
June 28, 2010**

My commission expires:  
Witness My hand and official seal.

*Tara R. Lloyd*

Notary Public



RECORD OF  
LAND OWNERSHIP AND DATE SIGNED

Landowner/Petitioner  
Mailing Address

Date Signed

Legal Description  
of Land Owned

St. Vrain Sanitation District  
11307 Business Park Circle  
Firestone, CO 80504

A PORTION OF THE SOUTHWEST QUARTER  
THE NORTHWEST QUARTER OF SECTION  
19, TOWNSHIP 2 NORTH, RANGE 67 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, WELD  
COUNTY, COLORADO, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS;  
CONSIDERING THE WEST LINE OF SAID  
SOUTHWEST QUARTER AS BEARING  
NORTH 00°16'17" EAST BETWEEN THE  
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AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO )  
COUNTY OF Weld ) ss.

Robert Fleck, being first duly sworn upon oath, deposes and says that (he or she) was the circulator of this Petition for Annexation of lands to the Town of Frederick, Colorado, consisting of [5] pages including this page and that each signature hereon was witnessed by your affiant and is the signature of the person whose name it purports to be.

Circulator

STATE OF COLORADO )  
COUNTY OF Weld ) SS.

The foregoing instrument was acknowledged before me this 13 day of October, 2009  
by Rob Fleck.

My commission expires:  
Witness My hand and official seal.

Tara R. Lloyd

**My Commission Expires  
June 28, 2010**

